

DALE A. CALLAWAY, CHAIRMAN
JEFFREY M. HUDSON
JOHN M. MILLS
NORMAN C. RICKARD
E. BRENT WORKMAN



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Board of Adjustment

REVISED AGENDA

AUGUST 1, 2016

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for June 6, 2016

Approval of Finding of Facts for June 6, 2016

Public Hearings

Case No. 11810 – Special Needs Trust for John J. Phillips seeks a variance from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the north side of Linden Dr. in Angola by the Bay. 911 Address: 22883 Linden Dr., Lewes. Zoning District: AR-1. Tax Map: 234-11.16-43.00

Case No. 11811 – The Resort at Massey's Landing, LLC seeks an appeal of a determination by the Planning Director (Sections 115-280B and 115-209A of the Sussex County Zoning Code). The property is located on the north and south sides of Long Neck Rd. approximately 833 ft. southeast of Walker Rd. 911 Address: 36625 Long Neck Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-25.00-31.00, 31.04, & 31.02

Case No. 11812 – Sheri Gebbia seek a special use exception to operate a daycare facility (Sections 115-83.6C and 115-210A(3)(e) of the Sussex County Zoning Code). The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.75 mile east of Harbeson Rd. 911 Address: 26850 Lewes-Georgetown Hwy., Harbeson. Zoning District: CR-1. Tax Map: 235-30.00-58.05

Case No. 11813 – Stockley Materials, LLC seeks a special use exception to place a manufactured home type structure for an office (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9) approximately 1,750 ft. west of Coastal Hwy. (Rt. 1). 911 Address: 32416 Lewes-Georgetown Hwy., Lewes. Zoning District: AR-1. Tax Map: 334-5.00-192.00



Case No. 11814 – Mitch & Jody Schue seeks a special use exception for a commercial dog kennel (Sections 115-80A and 115-210(A)(1) of the Sussex County Zoning Code). The property is located on the east side of Long Neck Rd. approximately 1,990 ft. south of Banks Rd. 911 Address: 32567 Long Neck Rd., Millsboro. Zoning District: C-1. Tax Map: 234-23.00-307.03

Case No. 11815 – Sally Laux & Sue Bardsley seeks a variance from the side yard setback (Sections 115-34B and 115-182B of the Sussex County Zoning Code). The property is located on the northeast corner of N. Bay Shore Dr. and Georgia Ave. 911 Address: 702 N. Bay Shore Dr., Milton. Zoning District: MR. Tax Map: 235-3.16-62.00

Case No. 11816 – Halton R. Johnson, Jr. seeks variances from the side yard setback and the minimum lot width requirement for a parcel (Sections 115-25A(1) and 115-25C of the Sussex County Zoning Code). The property is located on the west side of Honeysuckle Rd. approximately 605 ft. north of Wilgus Cemetery Rd. 911 Address: 35416 Honeysuckle Rd., Frankford. Zoning District: AR-1. Tax Map: 533-6.00-70.00

Case No. 11817 – Daniel A. Premo seek variances from the front yard setbacks for a thru lot (Sections 115-82B and 115-182A of the Sussex County Zoning Code). The property is located on the west side of Sussex Hwy. east side of Bridgeville Hwy. approximately 690 ft. south of Elks Rd. 911 Address: 22128 Sussex Hwy., Seaford. Zoning District: C-1. Tax Map: 331-4.00-6.01

Case No. 11818 – Wayne & Mary Wickstrom seeks variances from the side yard setbacks (Sections 115-42B, 115-181B and 115-182B of the Sussex County Zoning Code). The property is located on the southwest corner of S. Bay Shore Dr. and Jefferson Ave. 911 Address: 301 S. Bay Sire Dr., Milton. Zoning District: GR. Tax Map: 235-4.17-43.00

Old Business

Case No. 11799 – Home Team Realty seek a variance from the front yard (Section 115-82B of the Sussex County Zoning Code). The property is located on the east side of Sussex Hwy. approximately 811 ft. south of Sycamore Rd. 911 Address: 30661 Sussex Hwy., Laurel. Zoning District: C-1. Tax Map: 232-12.00-132.02

Case No. 11802 – James Freeman seeks variances from the front yard and side yard setbacks (Section 115-34B of the Sussex County Zoning Code). The property is located on the south side of Trout Ter. N. approximately 0.34 mile east of Lighthouse Rd. 911 Address: 36964 Trout Ter. N., Selbyville. Zoning District: MR-RPC. Tax Map: 533-12.00-771.00

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountysde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 12, 2016, at 9:55 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: July 18, 2016 (to include Approval of Minutes and Finding of Facts for June 6, 2016)

Revised: July 19, 2016 (to include Old Business Case No. 11802)

####